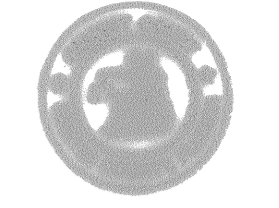


LOCATION MAP

LEXINGTON LAKES

BEING A REPLAT OF THE WEST ONE-HALF OF LOT 13, LOT 14, THE WEST ONE-HALF OF LOT 15, LOTS 30,31,54 AND 55, SEWALL'S POINT LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 7 AND 8, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING IN THE HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA
SHEET 1 OF 2 APRIL, 2004

FILED FOR RECORD
MAY 10 AM 11:26
MARSHA EWING
CLERK OF CIRCUIT COURT
D.C.



38-38-41-018-000-0000-0-
SUBDIVISION PARCEL CONTROL NUMBER

CLERK'S RECORDING CERTIFICATE
STATE OF FLORIDA
COUNTY OF MARTIN
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK NO. 18 PAGE 87, MARTIN COUNTY PUBLIC RECORDS, THIS 10th DAY OF June, 2004
MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: *Charlotte Smiley*
DEPUTY CLERK
1757332
FILE NUMBER
SEAL

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF MARTIN
KNOW ALL MEN BY THESE PRESENTS, THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS LEXINGTON LAKES, BEING A REPLAT OF THE WEST ONE-HALF OF LOT 13, LOT 14, THE WEST ONE-HALF OF LOT 15 AND LOTS 30,31,54 AND 55, SEWALL'S POINT LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 7 AND 8, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING IN THE HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 14 AND THE WEST ONE-HALF OF LOT 15 AND LOTS 30, 31, 54 AND 55, SEWALL'S POINT LAND COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 7 AND 8, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
TOGETHER WITH:
THE WEST ONE-HALF OF LOT 13, IN SEWALL'S POINT LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AND
THE EAST HALF (E 1/2), MEASURING APPROXIMATELY ONE HUNDRED FORTY (140) FEET IN WIDTH AND SEVEN HUNDRED EIGHTY-FOUR (784) FEET IN LENGTH OF FARM TRACT THIRTEEN (13) IN SEWALL'S POINT LAND COMPANY'S SUBDIVISION OF LOTS TWO (2), THREE (3) AND FOUR (4) OF THE MILES OR HANSON GRANT, AS PARTITIONED BY COMMISSIONERS, APPROVED AND CONFIRMED DECEMBER 17, 1991 BY THE U.S. CIRCUIT COURT, FIFTH JUDICIAL CIRCUIT, SOUTHERN DISTRICT OF FLORIDA, ACCORDING TO THE REVISED PLATS THEREOF, FILED AND RECORDED IN PLAT BOOK 3, PAGES 7 AND 8, RECORDS OF MARTIN (FORMERLY PALM BEACH) COUNTY, FLORIDA, AND BEING IN TOWNSHIP THIRTY-EIGHT (38) SOUTH, RANGE FORTY-ONE (41) EAST.

CONTAINING 33.31 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
1. WATER MANAGEMENT TRACTS "1", "2" AND "3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LEXINGTON LAKES CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF STUART SHALL HAVE REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.
2. PRESERVE TRACTS "A", "B" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LEXINGTON LAKES CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR UPLAND PRESERVATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF STUART SHALL HAVE REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRESERVE TRACTS DESIGNATED AS SUCH ON THIS PLAT.
3. THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LEXINGTON LAKES CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF STUART SHALL HAVE REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY WATER MANAGEMENT MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
4. UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATIONS, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
5. RIGHT OF WAY TRACT "D" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF STUART, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE PUBLIC AS PUBLIC RIGHT OF WAY.
6. TRACT "E" AS SHOWN HEREON, IS HEREBY RESERVED BY CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, FOR DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING GENERAL PARTNER, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF MAY, 2004.

WITNESS: *Richard H. Reese*
PRINT NAME: RICHARD H. REESE
CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
WITNESS: *Kenneth Delatorre*
PRINT NAME: KENNETH DELATORRE
BY: *David E. Abrams*
DAVID E. ABRAMS, DIVISION PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, PERSONALLY APPEARED DAVID E. ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May, 2004.
MY COMMISSION EXPIRES: March 11, 2006
COMMISSION No.: DD 099036
NOTARY PUBLIC
Tamara C. Garcia
(PRINTED NAME)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE LEXINGTON LAKES CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATION TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND FURTHER ACKNOWLEDGES THE OBLIGATIONS FOR THE SAME AS STATED AND SHOWN HEREON, THIS 7 DAY OF MAY, 2004.
THE LEXINGTON LAKES CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
WITNESS: *Richard H. Reese*
PRINT NAME: RICHARD H. REESE
BY: *Matt Horan*
MATT HORAN, PRESIDENT
WITNESS: *Kenneth Delatorre*
PRINT NAME: KENNETH DELATORRE

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED MATT HORAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LEXINGTON LAKES CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF May, 2004.
MY COMMISSION EXPIRES: March 11, 2006
COMMISSION No.: DD 099036
NOTARY PUBLIC
Tamara C. Garcia
(PRINTED NAME)

TITLE CERTIFICATION

WE, COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT AS OF 11:01 O'CLOCK A.M., April 2, 2004:
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID
DATED THIS 6th DAY OF May, 2004.
COMMERCE TITLE COMPANY
385 DOUGLAS AVENUE, SUITE 1000
ALTAMONTE SPRINGS, FLORIDA, 32714
BY: *Rebecca Winters*
REBECCA WINTERS
SOUTHEAST AREA MANAGER

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF STUART, FLORIDA.
DATED: THIS 7th DAY OF MAY, 2004.
DAVID C. LIBBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO SEWALL'S POINT LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 7 AND 8. THE WEST LINE OF TRACT 54 IS ASSUMED TO BEAR N23°12'54"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIBBERG, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

CITY OF STUART APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:
BY: *Joseph W. Capra* 27th DAY OF May, 2004.
JOSEPH W. CAPRA, PE - CITY ENGINEER
BY: *Gregory S. Fleming* 27th DAY OF May, 2004.
GREGORY S. FLEMING, PSM - PLAT REVIEWER
CITY COMMISSIONERS
CITY OF STUART
BY: *Jeffrey A. Krauskopf* 7 DAY OF June, 2004.
JEFFREY A. KRAUSKOPF - MAYOR
BY: *Cheryl White* 7 DAY OF June, 2004.
CHERYL WHITE - CITY CLERK
BY: *Carl V.M. Coffin* 3rd DAY OF JUNE, 2004.
CARL V.M. COFFIN - CITY ATTORNEY

LEGEND AND ABBREVIATIONS

- = 4"x4" CONCRETE MONUMENT LB4431 (PRM)
- PRM = PERMANENT REFERENCE MONUMENT
- LB = LICENSE BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- C/L = CENTER LINE
- W.M.T. = WATER MANAGEMENT TRACT

LIBBERG LAND SURVEYING, Inc.
LB 4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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FLD	FB	PG	JOB 02-199 (306)
OFF	S.F.B.		DATE 07/16/03
CKD	D.C.L.	SHEET 1 OF 2	DWG D02-199P

